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Supsd.

CHAPTER A

City of Coronado

Land Use Element

Note Figures 2 + 3
(pages II-A7 + A8)
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NOVEMBER 11, 1987

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City of Coronado

Land Use Element

Foreword

Required since 1955 by the State of California, the land use element has the broadest scope of the mandated elements. By its definition in Government Code Section 65302(a), it covers most of the concerns in the other elements and plays a central role in synthesizing all land use issues, constraints, and opportunities.

GOVERNMENT CODE SECTION 65302(A): A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

The "Public Utilities" portion of this element was developed in 1985 for the City by Sunland Planning Systems. The City of Coronado wishes to acknowledge the assistance provided by the San Diego Association of Governments (SANDAG) in preparing the maps for the remaining portions of this element.

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Dependent State of the State of California, and that the
State of California is the only State of the United States
which is not a member of the United Nations. It is the
policy of the State of California to maintain its
independence and to remain a member of the United Nations.

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Land Use Element
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City of Coronado

Land Use Element

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Land Use Goals

The Coronado City Council declares that the following land use goals reflect and govern the policies and actions of the City of Coronado:

1. That adjoining land uses should be compatible and sensitive to one another;
 2. That sufficient alternative land use opportunities should be allowed within the City to permit Coronado to be a viable, healthy, and nearly self-contained community;
 3. That the residential character and village ambiance of the City should be maintained and enhanced;
 4. That the intensity of land use, as evidenced by permitted land uses or residential density, should be established in a manner to encourage a vibrant diverse community by allowing a variety of life styles and housing opportunities;
 5. That preservation of historic structures and neighborhoods should be encouraged;
 6. That protection or enhancement of environmentally sensitive land areas should be encouraged when the sum total of the tangible and intangible public benefits* of such preservation or enhancement is greater than the public benefits of development;
 7. That private property rights, as established by law, should be respected and preserved;
 8. That the sum total of the tangible and intangible public benefits* derived from public land should be maximized; and
 9. That the "built-out" nature of Coronado should be acknowledged by maintaining identical land uses for the City in the Coronado Municipal Code, General Plan and Local Coastal Program.
-

*For example, tangible public benefits would include increased City government revenues, new public facilities, et cetera, while intangible public benefits would include view corridors, more visually pleasing environment, et cetera.

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Land Use and Zones Concepts

The land use goals could be attained through various methods such as the City's Capital Improvement Program, public education, public incentives or disincentives, et cetera. The designation of geographical areas for specific land uses is a regulating method which this Land Use Element most directly addresses.

Both the Coronado General Plan Land Use Maps (Figures 1, 2 and 3 on pages II-A6, II-A7 and II-A8) and the Zoning Map (presented in the Data Document/Master Environmental Assessment as Figure 7) geographically designate land uses. The City Council has determined that since the City is nearly completely developed, each area of the City should have the same land use depicted for it on the General Plan and Zoning Maps.

Each land use (zone) designation establishes the type of land uses permitted and the development standards to which these land uses must conform. The intensity of land use is controlled and varied between and within zones through the various design standards and permitted development densities of the zones. Numerous aspects of development can be regulated and vary by zone (e.g., height, setbacks, structural coverage, floor area ratio, required amount of landscaping or parking, et cetera). The following two sections outline the distinctions between the land use objectives of each zone, while the "Zone Development Standard Matrix" on page II-A15 details some of the different regulations.

Categories of Residential Land Use

The residential land use categories are expressed in terms of density maximums - that is, up to 8 dwellings per net acre, up to 12 dwellings per acre, etc. Implied in this approach is a City policy prerogative which simply says that all residential development in any specific category may be built as desired by the residents, as long as the density does not exceed a certain upper limit.

- Very Low Density Residential: Up to 8 dwelling units per acre (i.e., R-1A Zone) -

This category is intended to preserve the character of existing neighborhoods by assuring that reconstruction and replacement activities are totally compatible with the current very low-density residential patterns of the neighborhoods.

The land use change could be explained through various factors. First, the city's physical environment, including its location, topography, and climate, may have influenced the development of the city. Second, the city's economic activities, such as agriculture, industry, and commerce, may have led to the change in land use. Third, the city's social and cultural factors, such as population growth and migration, may have contributed to the change in land use.

With the historical context, the land use change can be explained. The city's physical environment, including its location, topography, and climate, may have influenced the development of the city. Second, the city's economic activities, such as agriculture, industry, and commerce, may have led to the change in land use. Third, the city's social and cultural factors, such as population growth and migration, may have contributed to the change in land use.

Land use change is a complex phenomenon that can be explained through various factors. First, the city's physical environment, including its location, topography, and climate, may have influenced the development of the city. Second, the city's economic activities, such as agriculture, industry, and commerce, may have led to the change in land use. Third, the city's social and cultural factors, such as population growth and migration, may have contributed to the change in land use.

Conclusion and Recommendations

The results of the study show that land use change is a complex phenomenon that can be explained through various factors. First, the city's physical environment, including its location, topography, and climate, may have influenced the development of the city. Second, the city's economic activities, such as agriculture, industry, and commerce, may have led to the change in land use. Third, the city's social and cultural factors, such as population growth and migration, may have contributed to the change in land use.

Based on the findings of the study, the following recommendations are made: First, the city should implement policies that promote sustainable land use. Second, the city should invest in infrastructure that supports economic development. Third, the city should encourage social and cultural activities that foster a sense of community.

This study is a preliminary study and more research is needed to fully understand the factors that influence land use change. Future research should focus on the following areas: First, the city's physical environment, including its location, topography, and climate, may have influenced the development of the city. Second, the city's economic activities, such as agriculture, industry, and commerce, may have led to the change in land use. Third, the city's social and cultural factors, such as population growth and migration, may have contributed to the change in land use.

RECEIVED SEP 19 1986

RESOLUTION NO. 6562

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO
AMENDING THE CITY OF CORONADO GENERAL PLAN,
LOCAL COASTAL PROGRAM LAND USE PLAN MAP,
AND REQUESTING CALIFORNIA COASTAL COMMISSION
CERTIFICATION OF THESE AMENDMENTS**

WHEREAS, the City Council and Planning Commission of the City of Coronado did, pursuant to Section 66854 of the Government Code, hold public hearings on the adoption of the following amendments to the City of Coronado Local Coastal Program Land Use Plan Map;

WHEREAS, said public hearings were duly noticed as required by law and all persons desiring to be heard were heard at said hearings;

WHEREAS, the City of Coronado has adopted a Local Coastal Program Land Use Plan (which has been Certified by the California State Coastal Commission);

WHEREAS, The City Council has determined that the following amendments are consistent with the policies and goals of the General Plan, and the Local Coastal Program Land Use Plan;

WHEREAS, the City Council has determined that those areas within the Naval Air Station that are federally controlled and operated as a Military use should continue in that use for an indefinite period; and

WHEREAS, The City Council has determined that rezoning as Naval Air Station, N.I. as Military is consistent with the use of that area;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado that it adopts the following amendments to the General Plan and Coronado Local Coastal Program Land Use Map, and requests the California Coastal Commission certification of these amendments (as depicted in Map 1):

RESOLUTION NO. 4325

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHICAGO, ILLINOIS, AUTHORIZING THE CITY OF CHICAGO TO ENTER INTO A LOCAL CAPITAL PROJECT LOAN AGREEMENT WITH THE CHICAGO AND NORTHWESTERN NATIONAL BANK AND TRUST COMPANY, INC., FOR THE PURPOSE OF OBTAINING A LOAN OF \$1,000,000 TO BE USED FOR THE CONSTRUCTION OF THE CHICAGO AIRPORT.

WHEREAS, the City Council and Planning Commission of the City of Chicago, ILL., entered into a loan agreement with the Chicago and Northwest National Bank and Trust Company, Inc., for the purpose of obtaining a loan of \$1,000,000 to be used for the construction of the Chicago Airport, and

WHEREAS, said loan agreement was duly entered into and all parties thereto are duly qualified to execute said agreement;

BEFORE, the City of Chicago has adopted a local capital project loan agreement with the Chicago and Northwest National Bank and Trust Company, Inc., for the purpose of obtaining a loan of \$1,000,000 to be used for the construction of the Chicago Airport;

WHEREAS, the City Council and Planning Commission of the City of Chicago, ILL., entered into a loan agreement with the Chicago and Northwest National Bank and Trust Company, Inc., for the purpose of obtaining a loan of \$1,000,000 to be used for the construction of the Chicago Airport, and

WHEREAS, the City Council and Planning Commission of the City of Chicago, ILL., entered into a loan agreement with the Chicago and Northwest National Bank and Trust Company, Inc., for the purpose of obtaining a loan of \$1,000,000 to be used for the construction of the Chicago Airport, and

WHEREAS, the City Council and Planning Commission of the City of Chicago, ILL., entered into a loan agreement with the Chicago and Northwest National Bank and Trust Company, Inc., for the purpose of obtaining a loan of \$1,000,000 to be used for the construction of the Chicago Airport, and

WHEREAS, the City Council and Planning Commission of the City of Chicago, ILL., entered into a loan agreement with the Chicago and Northwest National Bank and Trust Company, Inc., for the purpose of obtaining a loan of \$1,000,000 to be used for the construction of the Chicago Airport, and

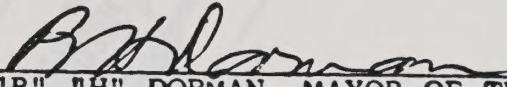
PASSED AND ADOPTED by the City Council of the City of
Coronado, California, this 16th day of September,
1986, by the following vote:

AYES: Adams, Ewen, Herron, Odiorne, Dorman

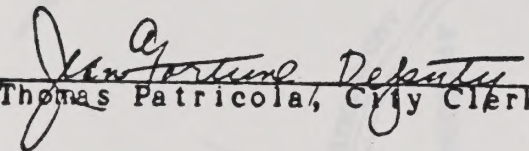
NAYS: None

ABSENT: None

ABSTAIN: None


"R" "H" DORMAN, MAYOR OF THE
CITY OF CORONADO, CALIFORNIA

Attest:


Thomas Patricola, City Clerk

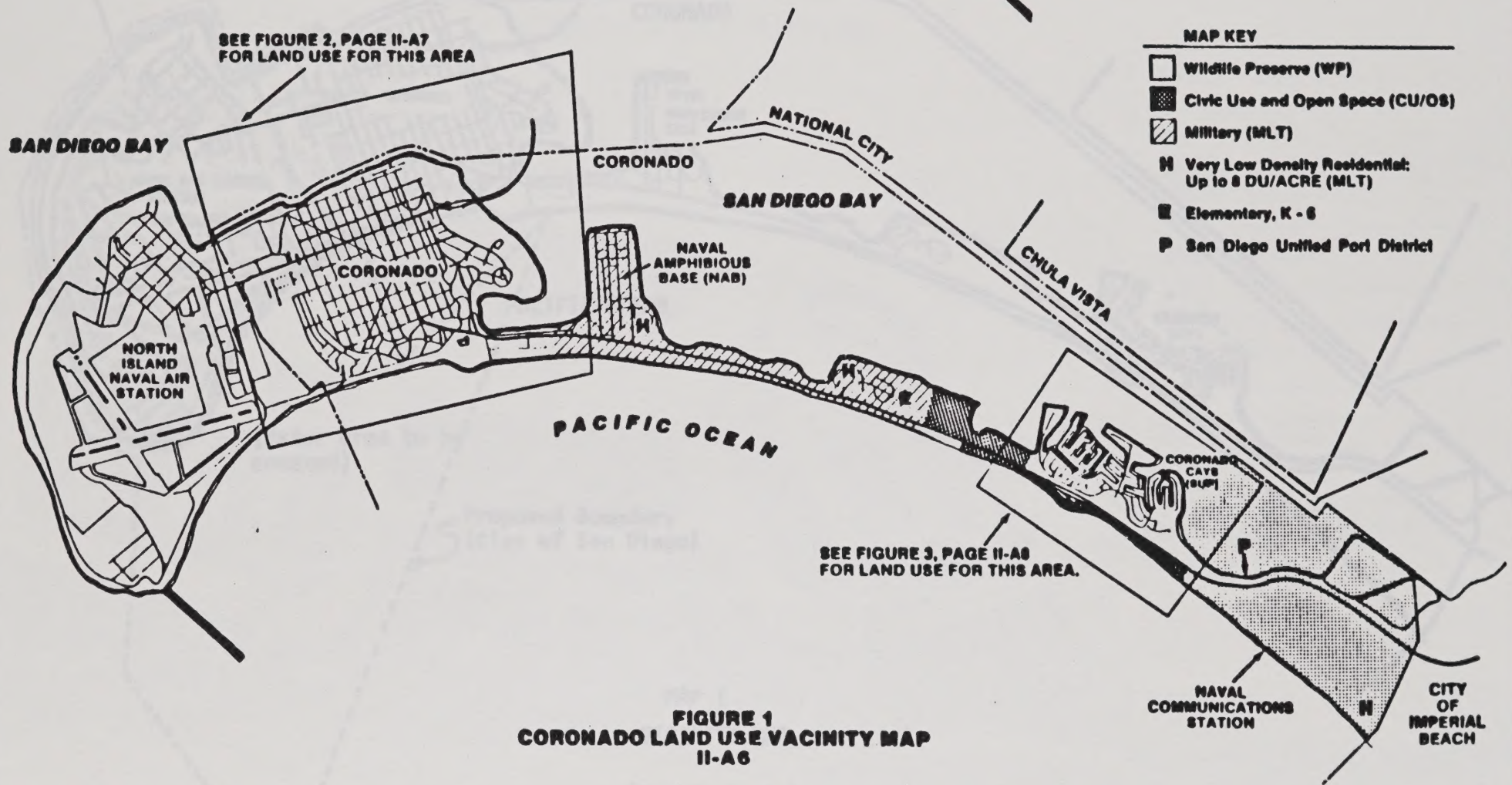
ORDERED AND DECREED BY THE CITY COUNCIL OF THE CITY OF
LOS ANGELES, CALIFORNIA, THIS 15TH DAY OF SEPTEMBER,
1993, UPON THE FOLLOWING MOTION:

- 1. That the City Council of the City of Los Angeles, California, do hereby
- 2. That the City Council of the City of Los Angeles, California, do hereby
- 3. That the City Council of the City of Los Angeles, California, do hereby
- 4. That the City Council of the City of Los Angeles, California, do hereby

[Signature]
City of Los Angeles, California

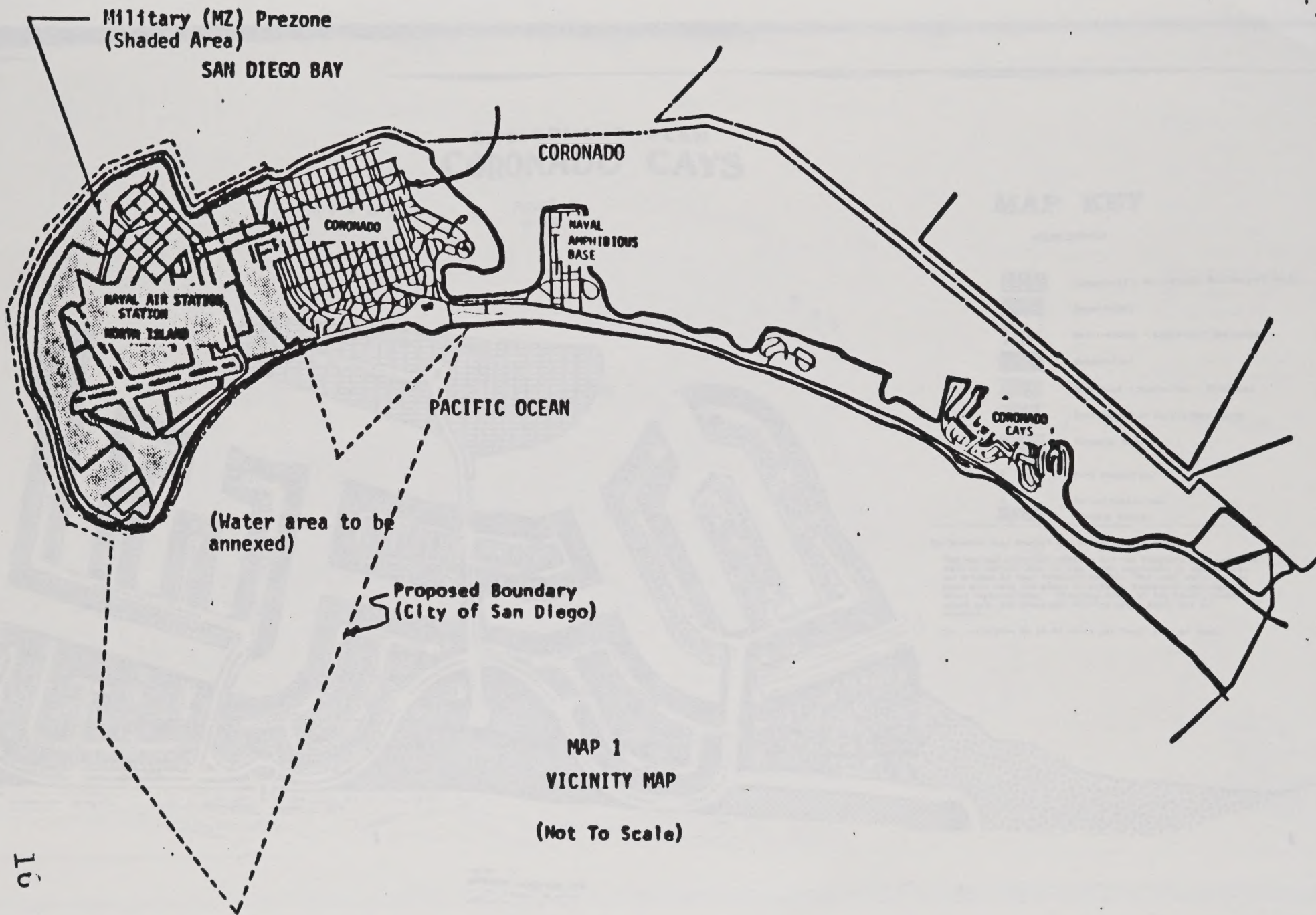
15-11-93

[Signature]
City of Los Angeles, California





- Proposed Development
- Existing Development
- Access Road
- Main Road
- Proposed Development



Cont. of 200000

Architectural

Site 2

Site of my first building
approximately 1800000

Architectural

Architectural

2000 200000 2000

Forward (left)
[1000000] [1000000] [1000000]

DEVELOPMENT PLAN CORONADO CAYS

D I E G O

FIGURE 3
II-A8

MAP KEY

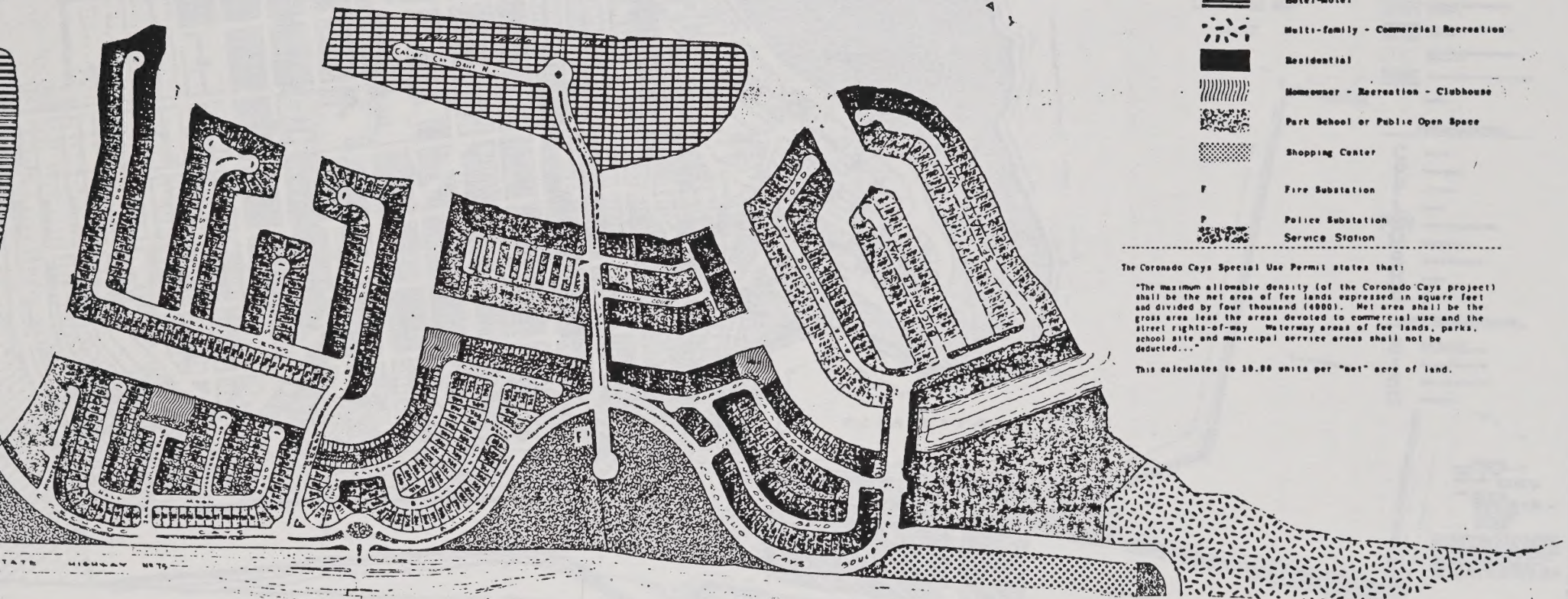
LAND USE DESIGNATION

- | | |
|---|--|
|  | Commercial - Multifamily Residential (R-3) |
|  | Hotel-Motel |
|  | Multi-family - Commercial Recreation |
|  | Residential |
|  | Homeowner - Recreation - Clubhouse |
|  | Park School or Public Open Space |
|  | Shopping Center |
|  | Fire Substation |
|  | Police Substation |
|  | Service Station |

The Coronado Cays Special Use Permit states that:

"The maximum allowable density (of the Coronado Cays project) shall be the net area of fee lands expressed in square feet and divided by four thousand (4000). Net area shall be the gross area less the areas devoted to commercial use and the street rights-of-way. Waterway areas of fee lands, parks, school site and municipal service areas shall not be deducted..."

This calculates to 10.00 units per "net" acre of land.



CORONADO LANDMARK, INC.
1000 10TH AVENUE
SAN DIEGO, CALIF. 92101

N

YOUR NAME

NAME SURNAME

DATE

TIME

Table with multiple columns and rows, likely a form or ledger. The text is extremely faint and illegible.





While this designation typically denotes neighborhoods composed of detached single-family dwellings, occupying separate lots, in certain areas of this land use designation, duplex construction or construction of a second detached single-family dwelling is permissible on lots that are at least twice the size of the minimum lot size for this land use designation.

- Low Density Residential: Up to 12 Dwelling Units Per Acre (i.e., R-1B Zone) -

This category is intended to preserve the character of existing neighborhoods by assuring that reconstruction and replacement activities are totally compatible with the current low-density residential patterns of the neighborhoods. While this designation typically denotes neighborhoods composed of detached single-family dwellings, occupying separate lots, duplex construction or construction of a second detached single-family dwelling is permissible on lots that are at least twice the size of the minimum lot size for this land use designation.

- Medium Density Residential: Up to 28 Dwelling Units Per Acre (i.e., R-3 Zone) -

This category is intended to provide medium density residential opportunities typified by apartment or condominium development, interspersed with lower density duplex and single-family dwellings.

- High Density Residential: Up to 40 Dwelling Units Per Acre (i.e., R-4 Zone) -

This category is intended to provide high density residential opportunities typified by apartment or condominium development. Due to the location of this land use area on Orange Avenue (a broad, major artery), hotels, motels or professional office use may be permitted, on a case by cases basis, per the Special Use Permit process.

- Very High Density Residential: Up to 47 Dwelling Units Per Acre (i.e., R-5 Zone) -

This category denotes the Coronado Shores Condominium development consisting of ten sixteen-story condominium buildings and accessory residential and club facilities.

- Residential-Planned Community Development (i.e., R-PCD Zone)

This residential category would normally require deviation from the usual applications of zoning regulations and standards regarding lot size, yard requirement, structural coverage, building bulk, et cetera, and permit accessory community services to include recreational, commercial and maintenance facilities. Development in this residential category requires a Precise Development Plan (PDP) that would specify the type and number of dwelling units, provisions for utility services, open space, population estimates, et cetera.

Moreover, in order to protect and preserve the scenic view of San Diego Bay and the metropolitan skyline beyond, and in order to provide for public access through the property identified in the General Plan as R-PCD, and in order to provide a buffer between more intense residential use and adjacent less intense residential use as identified in the General Plan, the Precise Development Plan must indicate the methods used to protect, provide or preserve such view and access.

- Residential-Special Care Development (i.e., R-SCD Zone) -

This category permits limited residential special care facilities located in close proximity to hospital services. Such facilities are intended to provide the ambulatory elderly a care and housing opportunity within the community that addresses their unique needs and facilitates their continued participation in community activities. This category also permits supportive special services or facilities, solely for resident use or care, that conform to the permitted use of the zone and convalescent hospitals generally for the non-ambulatory elderly.

- Planned Community Development (i.e., Planned Community Development (Overlay) Zone) -

The purpose of this zone is similar to the "Residential-Planned Community Development Zone", and also requires development of a "Precise Development Plan". Under controlled conditions, this zone can be located anywhere in Coronado with a Special Use Permit. However, the height, density and landscaping development standards of the underlying zone must apply to PCD development.

Categories of Non-Residential Land Use

The following land use categories are either primary designations or overlay designations and accordingly are reflected on the Coronado Zoning Map as either Zones or Overlay Zones. There are only four commercial land use designations for the City: Central Commercial, Limited Commercial, Commercial Recreation, and Hotel-Motel.

1. General Community Development (1960-1965)

This period was marked by a number of significant developments. The first was the establishment of the Community Development Council in 1960, which was the first of its kind in the world. Its main objective was to provide a framework for the development of the community. The second was the establishment of the Community Development Fund in 1961, which was the first of its kind in the world. Its main objective was to provide financial support for community development projects. The third was the establishment of the Community Development Centre in 1962, which was the first of its kind in the world. Its main objective was to provide a centre for community development activities. The fourth was the establishment of the Community Development Department in 1963, which was the first of its kind in the world. Its main objective was to provide a department for community development activities. The fifth was the establishment of the Community Development Board in 1964, which was the first of its kind in the world. Its main objective was to provide a board for community development activities. The sixth was the establishment of the Community Development Commission in 1965, which was the first of its kind in the world. Its main objective was to provide a commission for community development activities.

The second period was marked by a number of significant developments. The first was the establishment of the Community Development Council in 1966, which was the first of its kind in the world. Its main objective was to provide a framework for the development of the community. The second was the establishment of the Community Development Fund in 1967, which was the first of its kind in the world. Its main objective was to provide financial support for community development projects. The third was the establishment of the Community Development Centre in 1968, which was the first of its kind in the world. Its main objective was to provide a centre for community development activities. The fourth was the establishment of the Community Development Department in 1969, which was the first of its kind in the world. Its main objective was to provide a department for community development activities. The fifth was the establishment of the Community Development Board in 1970, which was the first of its kind in the world. Its main objective was to provide a board for community development activities. The sixth was the establishment of the Community Development Commission in 1971, which was the first of its kind in the world. Its main objective was to provide a commission for community development activities.

2. General Community Development (1966-1971)

This period was marked by a number of significant developments. The first was the establishment of the Community Development Council in 1966, which was the first of its kind in the world. Its main objective was to provide a framework for the development of the community. The second was the establishment of the Community Development Fund in 1967, which was the first of its kind in the world. Its main objective was to provide financial support for community development projects. The third was the establishment of the Community Development Centre in 1968, which was the first of its kind in the world. Its main objective was to provide a centre for community development activities. The fourth was the establishment of the Community Development Department in 1969, which was the first of its kind in the world. Its main objective was to provide a department for community development activities. The fifth was the establishment of the Community Development Board in 1970, which was the first of its kind in the world. Its main objective was to provide a board for community development activities. The sixth was the establishment of the Community Development Commission in 1971, which was the first of its kind in the world. Its main objective was to provide a commission for community development activities.

3. General Community Development (1972-1977)

The purpose of this period is similar to the first period. The main objective was to provide a framework for the development of the community. The second objective was to provide financial support for community development projects. The third objective was to provide a centre for community development activities. The fourth objective was to provide a department for community development activities. The fifth objective was to provide a board for community development activities. The sixth objective was to provide a commission for community development activities.

Establishment of the Community Development Fund

The following table shows the establishment of the Community Development Fund. The table is divided into two columns: the first column shows the year of establishment, and the second column shows the amount of the fund. The table shows that the fund was established in 1960, and the amount was \$100,000. The fund was established in 1961, and the amount was \$200,000. The fund was established in 1962, and the amount was \$300,000. The fund was established in 1963, and the amount was \$400,000. The fund was established in 1964, and the amount was \$500,000. The fund was established in 1965, and the amount was \$600,000. The fund was established in 1966, and the amount was \$700,000. The fund was established in 1967, and the amount was \$800,000. The fund was established in 1968, and the amount was \$900,000. The fund was established in 1969, and the amount was \$1,000,000. The fund was established in 1970, and the amount was \$1,100,000. The fund was established in 1971, and the amount was \$1,200,000. The fund was established in 1972, and the amount was \$1,300,000. The fund was established in 1973, and the amount was \$1,400,000. The fund was established in 1974, and the amount was \$1,500,000. The fund was established in 1975, and the amount was \$1,600,000. The fund was established in 1976, and the amount was \$1,700,000. The fund was established in 1977, and the amount was \$1,800,000.

- Central Commercial (i.e., C-C Zone) -

This land use designation is limited primarily to areas on or near Orange Avenue in one node of activity between the Hotel del Coronado and Eighth Street.

Uses anticipated with the Central Commercial category are as the designation implies - customary downtown type facilities for comparison shopping, convenience and personal service facilities, and space for offices. Office spaces should include specific office structures and office use over street level commercial facilities. This category may also accommodate a limited amount of transient residential and, under controlled conditions, with a Special Use Permit, some permanent residential.

- Limited Commercial (i.e., Limited Commercial Zone) -

This land use designation is limited to two nodes of activities. The first node consists of five half blocks between First and Second Streets, "B" Avenue and the alley between Orange and "D" Avenues. The second area is located in the Coronado Cays on Grand Caribe Isle.

This land use category is primarily for convenience centers intended to provide space for markets, drug stores, personal service facilities, and offices which are customarily located within a short distance of the residential areas they serve. (Note that these types of facilities are also found in the Central Commercial area.) Tradesmen such as plumbers and contractors, may also locate in this area. However, service facilities which require some outdoor storage space and trading activities, and accommodations for light repair shops of a semi-industrial nature, such as auto body shops, are only permitted under controlled conditions with a Special Use Permit.

- Commercial Recreation (i.e., Commercial Recreation Zone) -

Commercial recreation areas are intended to accommodate a variety of water-oriented facilities which are usually owned and operated by private enterprise. Such activities include restaurants, tourist attractions, boating facilities, specialty shops, and in some cases office facilities to accommodate operations management personnel.

The General Plan designates two areas for commercial recreation uses:

This land was designated as limited liability in 1950 as an
asset of the company in the order of the Board of Directors
and the Board of Directors.

Under the provisions of the Central Commercial Act, the
company is required to maintain a separate fund for
the purpose of providing for the needs of the company
and for the payment of dividends. The company is
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to maintain a separate fund for the purpose of
providing for the needs of the company and for
the payment of dividends.

- Limited Commercial II, 1950-1951 -

This land was designated as limited liability in the order of
the Board of Directors. The land was designated as limited
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The land was designated as limited liability in the
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designated as limited liability in the order of the
Board of Directors. The land was designated as
limited liability in the order of the Board of
Directors.

- Commercial Corporation II, 1950-1951 -

Commercial Corporation II, 1950-1951, was organized as a
corporation under the laws of the State of New York.
The corporation was organized for the purpose of
conducting business in the State of New York.
The corporation was organized for the purpose of
conducting business in the State of New York.
The corporation was organized for the purpose of
conducting business in the State of New York.
The corporation was organized for the purpose of
conducting business in the State of New York.

The Central Commercial II, 1950-1951, was organized as a
corporation under the laws of the State of New York.

1. The Glorietta Bay frontage between the golf course/tennis court area, extending southeasterly to the present City Hall. A number of activities occur in this area currently, including the Coronado Playhouse and the Coronado Women's Club.
2. A small commercial recreation site is designated on San Diego Unified Port District land between First Street and the bay at the foot of "B" Avenue. It is believed that this is an appropriate reuse for the area, and its role as part of the water-oriented environment should prove to be an asset to the City, especially in view of its proposed relationship with nearby higher density residential development. A portion of this is occupied by a small boat yard. If operation of this boat yard should cease, then this land should be converted to more appropriate Commercial Recreation uses.

- Hotel and Motel (i.e., Hotel-Motel Zone) -

Hotel and motel areas are intended to accommodate all types of transient residential facilities, including the following:

1. Hotel and motel rooms.
2. Convenience and specialty shopping facilities, oriented primarily to the tourist trade.
3. Entertainment and restaurant facilities.
4. Convention and special meeting and assembly facilities.
5. Recreation and spa facilities, oriented primarily to the hotel/motel operations.

Hotel/motel facilities are designated on the Plan in three areas:

1. At the southerly termination of the downtown area on Orange Avenue, dominated by the Hotel del Coronado;
2. On San Diego Unified Port District property near the San Diego-Coronado Bay Bridge ("The Park at Coronado Hotel" to be operating by 1988); and
3. On San Diego Unified Port District property in the Coronado Cays (the "Crown Isle Hotel" to be operating by 1988).

1. The Ministry of Education has been asked to consider the possibility of establishing a new school in the area of the old school site, and to report on the progress of the work.

2. A small committee has been appointed to consider the possibility of establishing a new school in the area of the old school site, and to report on the progress of the work.

3. The Ministry of Education has been asked to consider the possibility of establishing a new school in the area of the old school site, and to report on the progress of the work.

4. The Ministry of Education has been asked to consider the possibility of establishing a new school in the area of the old school site, and to report on the progress of the work.

5. The Ministry of Education has been asked to consider the possibility of establishing a new school in the area of the old school site, and to report on the progress of the work.

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13. The Ministry of Education has been asked to consider the possibility of establishing a new school in the area of the old school site, and to report on the progress of the work.

14. The Ministry of Education has been asked to consider the possibility of establishing a new school in the area of the old school site, and to report on the progress of the work.

- Civic Use and Open Space (i.e., Civic Use/Open Space Zones) -

This category denotes non-Federal, public ownership of land open to public access (e.g., City Hall, parks or beaches, et cetera), or utilized for the provision of public services (e.g., Public Works Yard, Sewer Pump stations, facilities for public utilities, Coronado Hospital, et cetera).

- Military (i.e., Military Zone) -

The purpose of the "Military" classification is to identify those properties within the City under Federal control and available exclusively for military operations, housing, personnel recreation, and similar ancillary military facilities, or for environmental habitat preservation.

- Parking (i.e., Parking Overlay Zone) -

The "Parking" category overlays the "medium Density Residential" land use designation on a few locations within a half block of Orange Avenue. The sole purpose of this designation is to permit construction of parking facilities for "Central Commercial" land uses.

- Tidelands Overlay (i.e., Tidelands Overlay Zone) -

The purpose of the Tidelands Overlay designation is to specify additional development criteria for certain unique properties which are administrated by the City of Coronado, the Coronado Unified School District or the San Diego Unified Port District.

- Wildlife Preserve (i.e., Wildlife Preserve (Overlay) Zone) -

This category covering the City South of the Coronado Cays is intended to help protect valuable and unique environmental resources by specifying additional advisory development criteria for certain unique properties within the City of Coronado but under the land use jurisdiction of other governmental agencies. This category is further described in the Local Coastal, Conservation, and Water Use Elements.

- Scenic Highway (i.e., Scenic Highway Modifying Zone) -

This overlay category is explained and depicted in the Scenic Highway Element .

- Civil War and Reconstruction (1861-1877)
- Reconstruction (1865-1877)

This category includes the Reconstruction period, which was a time of great change in the South. It was a time when the South was rebuilding its economy and society after the Civil War. The Reconstruction period was a time of great change in the South. It was a time when the South was rebuilding its economy and society after the Civil War.

- Military Reconstruction (1865-1877)

The purpose of the Military Reconstruction Act was to ensure that the South was rebuilt in a way that would prevent a return to the pre-war status quo. The act was designed to ensure that the South was rebuilt in a way that would prevent a return to the pre-war status quo. The act was designed to ensure that the South was rebuilt in a way that would prevent a return to the pre-war status quo.

- Reconstruction (1865-1877)

The Reconstruction period was a time of great change in the South. It was a time when the South was rebuilding its economy and society after the Civil War. The Reconstruction period was a time of great change in the South. It was a time when the South was rebuilding its economy and society after the Civil War.

- Reconstruction (1865-1877)

The purpose of the Reconstruction Act was to ensure that the South was rebuilt in a way that would prevent a return to the pre-war status quo. The act was designed to ensure that the South was rebuilt in a way that would prevent a return to the pre-war status quo. The act was designed to ensure that the South was rebuilt in a way that would prevent a return to the pre-war status quo.

- Military Reconstruction (1865-1877)

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- Reconstruction (1865-1877)

This category includes the Reconstruction period, which was a time of great change in the South. It was a time when the South was rebuilding its economy and society after the Civil War. The Reconstruction period was a time of great change in the South. It was a time when the South was rebuilding its economy and society after the Civil War.

Coronado Cays

The Coronado Cays is a planned residential community under development on the Silver Strand in the Southerly portion of Coronado. The Coronado Cays is surrounded by bay and State beach. The development is governed by a "Special Use Permit" issued by the City in 1968 which details land uses and regulations. This SUP permits multiple family, townhouse and detached single family residential construction not to exceed an average density for the total project of 10.89 dwelling units per acre. The SUP also permits in certain sites "Limited Commercial" or "Hotel-Motel" type uses. Figure 3 on Page II-A8 depicts the development plan for the Coronado Cays.

Development Standard Matrix

Coronado General Plan land use designations correspond to specific zones. Zones differ as to permitted types of land uses, development density, and development standards. The following "Development Standards Matrix" summarizes by zone a few of the distinctions between zones. New development in all zones would have to provide off-street parking in accordance with the land use (e.g., two parking spaces per dwelling unit, et cetera), and landscaping per Municipal Code Standards.

Non-Conforming Land Uses

Land uses that are non-conforming to the underlying land use designation are not inappropriate per se. Under controlled conditions, with a Special Use Permit, a "Planned Community Development" incorporating a mix of residential and non-residential uses, may be approved for any portion of the City's "village" area. The appropriateness of an existing or proposed non-conforming use should be tested by how well the use enables the City to attain the best mix of the Land Use Goals detailed on page II-A4.

Those commercial uses located currently in non-commercial areas should not be subjected to pressure for removal. Rather, they should be encouraged to exhibit a high level of maintenance and a restraint in activity commensurate with the necessity to be a good neighbor with surrounding development. Such currently existing uses should be allowed to remain in their existing locations.

However, this approach should not be construed as an encouragement for new commercial construction in areas designated for residential use. The primary purpose in specifying the acceptability of continuing existing non-residential uses is because there is only a limited number of such instances, and because of their relative isolation it is believed they will not create a detrimental impact on the community.

Figure 4: Development Standard Matrix

ZONE; DESIGNATION	INTENSITY OF USE PERMITTED	FLOOR AREA RATIO (FAR)	HEIGHT LIMIT	SET BACKS REQUIRED*	MINIMUM LOT SIZE
R-1A (and R-1Ae), R-1A (CC-1), R-1A (CC-2), R-1A(CC-3) Single Family Residential	8DU/acre; (5500, 5250, 7500, 6600, or 6000 sq. ft. per DU); 50% maximum structural coverage on lot	.75	Maximum 25' or 2 stories, whichever is less	Front Yd.: 25' Side Yd.: 3' to 5' (10% lot width) Rear Yd.: up to 15' (20% lot depth)	5250 sq. ft. or 5500 sq. ft. depending on location
R-1B Single Family Residential	12DU/acre; 3500 sq.ft. per DU; 50% max. struct. cover. on lot	.75	Max. 25' or 2 stories whichever is less	Front Yd.: 25' Side Yd.: 3' to 5' (10% lot width) Rear Yd.: up to 10' (10% lot depth)	3500 sq. ft.
R-3 Multiple Family Residential	28DU/acre; 1556 sq. ft. per DU; 60% max. struct. cover. on lot; 40% max. struct. cover. above 23' height	.75 SFD/Duplex .90 Multiple Dwelling	Max 30' or 2 stories whichever is less	Front Yd.: 25' Side Yd.: 3' to 5' (10% lot width) Rear Yd.: up to 10' (10% lot depth)	3500 sq. ft.
R-4 Multiple Family Residential	40DU/acre; 1090 sq. ft. per DU; 60% max. struct. cover. on lot; Hotels/Motels; Professional Offices	.75 SFD/Duplex 1.60 Multiple Dwelling	Max. 40' or 3 stories whichever is less	Front Yd.: 25' Side Yd.: 3' to 5' (10% lot width) Rear Yd.: up to 10' (10% lot depth)	3500 sq. ft.
R-5 Multiple Family Residential	47DU/acre; 33% max. struct. cover. on lot	N/A	150', no more and no less	N/A	N/A
R-PCD Residential, Planned Community Development	Flexible, at discretion of City	N/A	Max. 40'	Flexible, at discretion of City	Flexible, at discretion of City
R-SCD Residential-Special Care Development	40 habitable units per acre; Guest Home for elderly	N/A	Max. 30' or 2 stories whichever is less	Front Yd.: 240' Side Yd.: 7-1/2' Rear Yd.: 20'	2 acres
C-C or L-C Central Commercial or Limited Commercial	Commercial; Professional Offices; light industrial in the L-C Zone	N/A	Max. 40' or 3 stories whichever is less	Front Yd.: Normally none Side Yd.: Normally none Rear Yd.: Up to 10' (20% lot depth) if no alley	None
C-R Commercial Recreation	Tourist & Marine oriented shops, clubs, restaurants theatres & facil.	N/A	Max. 40'	None	None
H-M Hotel-Motel	Hotels, Motels, Rests., Conven. Facil., Gift shops	N/A	Max. 40' or 3 stories whichever is less	Front Yd.: Normally 25' Side Yd.: Normally 10' Rear Yd.: Normally 10'	None
CU-OS Civic Use-Open Space	Designates Publicly owned or leased prop't'y.	N/A	Max. 40'	None	None
Parking Overlay	Commercial Parking Lot	N/A	N/A	N/A	N/A

*Footnote: Corner lots, unusually short lots, specific developments, or accessory buildings may have different setbacks.

Special Use Permits and Variances Exceptions

To some degree, Variances and Special Use Permits allow exceptions to the land uses and development standards expressed for specific locations in the General Plan Policy Document, Zoning Ordinance and Zoning Map. The sole purpose of any variance is to prevent discrimination, and no variance can be granted which would have the effect of granting a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated. Since California state law prohibits granting a "use variance", variances only can be granted for development standards such as setbacks, height, structural coverage, et cetera. Variances can only be granted when, because of special circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of the City's regulations deprives a property of privileges enjoyed by other property in the vicinity and under the identical land use classification. Variances may be granted upon such conditions and limitations as the Planning Commission or City Council deem necessary to achieve the City's land use goals.

The "Special Use Permit" process may be used to authorize creation and maintenance of specific uses of buildings, structures or land subject to specific conditions imposed because of: 1) Unusual or special characteristics of such use; or 2) The need to give special consideration to the proper location of such uses in relation to adjacent uses, the development of the community and the various elements of the General Plan. Uses requiring a Special Use Permit possess special characteristics as to make impractical their being included automatically in any class of land use. The "Special Use Permit Table" presented on Figure 5 depicts the combination of land uses and land use designations allowable via this process.

Figure 5

Special Use Permit Table

- In Any Zone (except CU and OS Zones):

A. Colleges, universities, private schools, elementary schools, secondary schools, and preschools and nurseries, special day care homes, day nurseries, nursery schools;

B. Churches;

C. Philanthropic or eleemosynary institutions;

D. Public utility and public service uses and structures, including but not limited to, reservoirs, tanks, pumping stations, telephone exchanges, power and transformer stations or facilities, but not including distribution lines;

E. Public buildings, structures and uses including but not limited to parks, libraries, museums, educational facilities, owned by a city, county, city and county school district, general or special purpose district, or other political subdivision, and operated for public purposes;

F. Radio or television transmitters or similar facilities;

G. Planned community developments; and

H. Any uses that may be permitted in the civic use (C-U) zone.

- In Any Non-Residential Zone (except CU and OS Zones):

A. Car washes, whether or not in conjunction with any other use;

B. Dumps or landfills whether public or private;

C. Establishments or enterprises involving large assemblages of people or automobiles as follows:

1. Open-air theaters,

Figure 5 (Continued)

2. Privately operated commercial sport or recreational enterprises;

D. Restaurants, Drive-in/take-out type; and

E. Aquaculture, provided that any likely significant negative environmental impact is mitigated.

F. Hospitals (general, convalescent, rest homes, nursing homes, clinics, sanitariums, et cetera); and

G. Boarding and lodging homes.

- In All the Central Commercial Zone:

A. Hotels or Motels;

B. Animal hospitals; and

C. Motor vehicle service stations.

- In the Limited Commercial Zone:

A. Kennels and Animal hospitals;

B. Motor vehicle repair, provided, however, that this activity is restricted to be conducted within an enclosed building;

C. Building materials retail sale, provided, however, that this activity be completely screened from public view; and

D. Other light industrial or manufacturing uses involving the manufacture, repair or processing of materials or goods, provided, however, that their activity is restricted to be conducted within an enclosed building and, where materials or goods are to be stored outside, such materials or goods are to be completely screened from public view; and

E. Professional Offices.

- In the Commercial Recreation Zone:

A. Tourist oriented specialty shops;

Figure 1 (Continued)

1. The following information is provided for the following:

2. The following information is provided for the following:

3. The following information is provided for the following:

4. The following information is provided for the following:

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18. The following information is provided for the following:

19. The following information is provided for the following:

20. The following information is provided for the following:

Figure 5 (Continued)

B. Marine oriented activities such as boat or yacht sales facilities and related uses;

C. Restaurants and cocktail lounges;

D. Art galleries;

E. Clubs (such as women's clubs), lodges, assembly halls;

F. Theaters for the performing arts.

G. Those uses determined by the Planning Commission to be closely related and compatible to uses "A" through "F".

- In the R-4 Zone:

A. Business and professional offices;

B. Hotels or motels; and

C. Hospitals (general, convalescent, rest homes nursing homes, clinics, sanitariums, et cetera); and

D. Boarding and lodging houses.

- In the R-3 Zone;

A. Boarding and lodging houses.

- In the OS Zone:

A. Public utility facilities (not allowed in the AS, MP, SA or WP subzones);

B. Aquaculture, provided that any likely significant negative environmental impact is mitigated; (temporary and removable structures accessory to aquaculture uses allowed only A subzone);

C. The construction of certain permanent structures necessary for and accessory to the permitted uses, such as gazebos, information centers, restrooms, concession stands, maintenance buildings, greenhouses, etc. (not allowed in MP or WP subzones);

D. Parking facilities necessary and accessory to permitted and other conditional uses, provided that such use is not allowed in the OS-B Zone;

Figure 5 (Continued)

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E. Commercial uses incidental to the operation of public and private recreational facilities, including:

1. Sale of food and refreshments,
2. Operation of riding academies and stables,
3. Parking facility concessions,
4. Boat refueling services;

The above uses shall not be allowed in the OS-B Zone;

F. Public and private school buildings and facilities (not allowed in the AS, BA, BW, GC, MP, SA or WP subzones);

G. Recreational facilities (swimming pools, tennis courts, equestrian facilities, fishing facilities, boat ramps, picnic areas, pedestrian/bike trails or paths, playgrounds, etc.); (Allowed in the BW, MR, P, PL, PP, PU, PW, RA, T and W subzones only.);

H. Golf courses and driving ranges, including clubhouses (allowed in GC subzone only);

I. Public and private campgrounds and recreational vehicle parks, except that such uses shall not be allowed in the A, AS, MP or WP subzones;

J. Military facilities on a limited scale, consistent with open space uses; and

K. Those uses determined by the Planning Commission to be closely related and compatible to uses "A" through "J", above.

Sphere of Influence and State and Federal Lands (See Figure 1)

Coronado City limits encompass the following State and Federal lands:

<u>Federal Lands</u>	<u>California State Lands</u>
North Island Naval Air Station (portion)	Silver Strand State Beach
U.S. Naval Amphibious Base	City Beach along Ocean Blvd.
U.S. Naval Communication Station	San Diego Unified Port District Lands
U.S. Post Office	State Beach leased to Naval Amphibious Base
U.S. Naval Land Leased to State for State Beach	
U.S. Naval Beaches Licensed to City of Coronado	

While these State and Federal lands are not under the land use jurisdiction of the City, the City has placed advisory land use designations on some of these areas. The Coronado sphere of influence extends to all of these lands and to the remaining unincorporated area of North Island Naval Air Station. Stated differently, the City of Coronado sphere of influence is the Coronado peninsula and the bay and ocean waters off the peninsula within the municipal boundaries of the City. All land within the Coronado Sphere of Influence under jurisdiction of the Federal government and utilized for military purposes is designated "Military" for military and/or environmental habitat preservation purposes.

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Revised 8/11/86

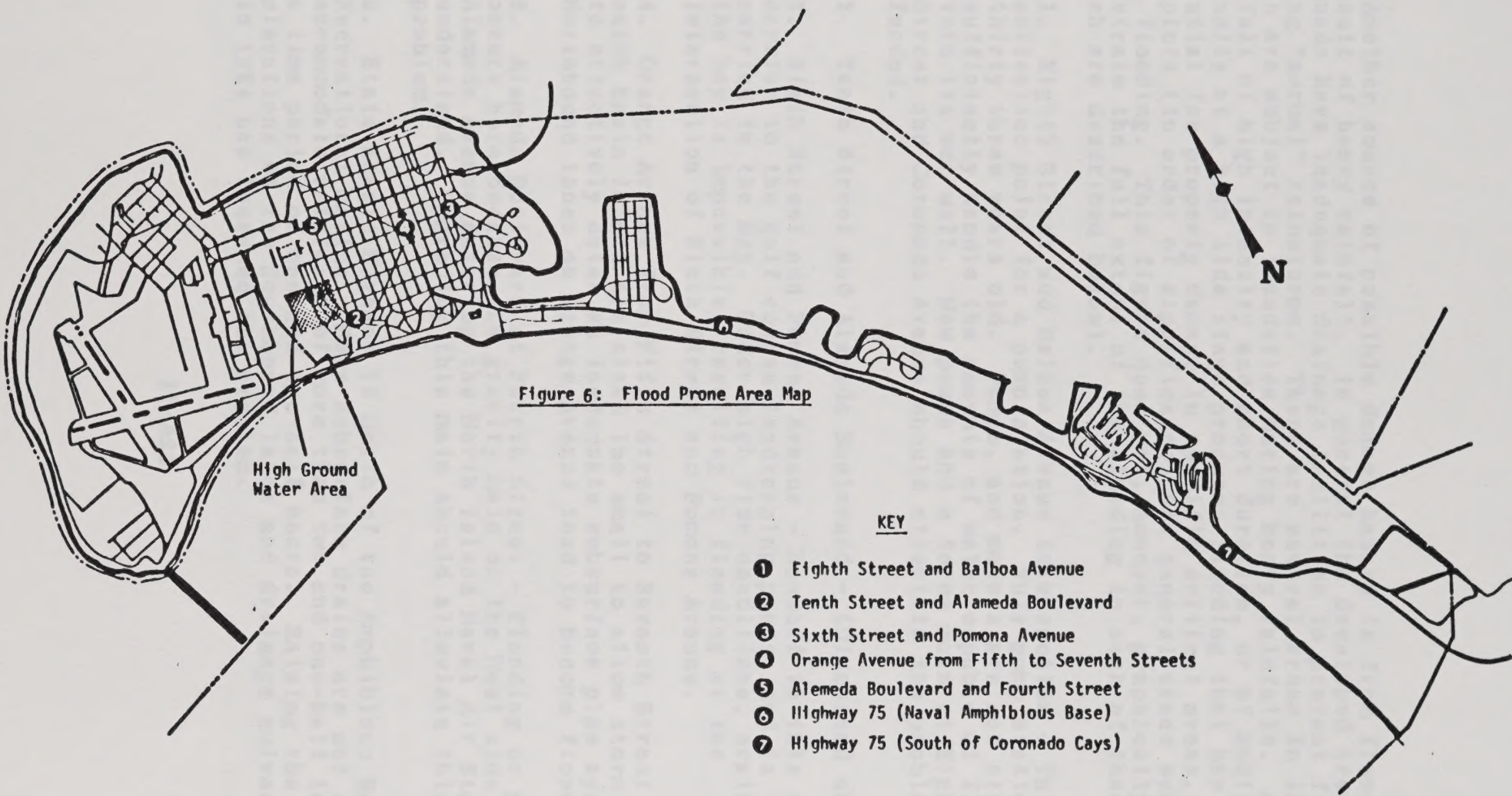
Flood Prone Areas*

There are five natural phenomenon that can cause a flood in Coronado: A tsunami, a seiche, high tides, ponding from heavy rainfall, and a rising (already high) ground water table. The Coronado General Plan "Public Safety and Seismic Safety" Element addresses the tsunami (tidal wave) and seiche (bay water surge) issues, and these topics will not be addressed again in this Element. Figure 6 addresses the high tides, ponding and high ground water table concerns.

High tides associated with storms or high wind primarily endanger the seaward portions of the Hotel del Coronado, the Coronado Shores, and the City's beach areas. Detailed analysis of this issue will be incorporated in the revised General Plan "Public Safety Element", along with analysis of the tsunami/seiche issues. Figure 6 does note that an area of State Scenic Highway 75 South of the Coronado Cays development tends to flood due to high tides when a combination of 7-foot plus tides and winds exceeding 30 knots exist. An increase in the highway's elevation at this point would mitigate this problem. (See location 7 on Figure 6).

An additional tide problem area noted on Figure 6 (as number 4) is located at the intersection of Tenth Street and Alameda Boulevard. Here tides in excess of seven feet associated with onshore winds exceeding 30 knots cause the City's outfall main to back up, which in turn causes ponding. Moreover, rains occurring at this time increases the flooding. The City presently bypasses runoff here into the sanitary sewer when necessary. This problem, partly due to an antiquated system, will require an engineering project to correct.

*Most of the data in this section was developed and provided by Mr. Andy Anderson, Services Supervisor of the Coronado Public Service Department, on February 19, 1986, or Coronado Engineering Services Department Director Linwood Newton on March 3, 1986. Note also the "storm sewer" discussion on pages II-A34 through II-A37.



Another source of possible damage hazard is from flooding as a result of heavy rainfall. In general the developed areas of Coronado have inadequate drainage facilities to prevent flooding during "normal" rainstorms. There are several areas in the City which are subject to inundation during heavy rainfalls. A rainfall of high intensity and short duration, or of medium intensity at a high tide stage produces flooding that has the potential for property damage in specific critical areas. Figure 6 depicts (in order of significance) six general areas subject to such flooding. This figure does not, however, graphically illustrate the full extent of the flooding in each of these areas (which are described below).

1. Eighth Street and Balboa Avenue intersection - This is a collection point for a pump station. This pump station is thirty three years old. Pumps, and motors are not sized to sufficiently handle the amounts of water capable of flowing into its wet well. New pumps and a force main at Eighth Street and Coronado Avenue should alleviate the problem when funded.
2. Tenth Street and Alameda Boulevard - (Discussed above).
3. Sixth Street and Pomona Avenue - Runoff in this area is carried to the golf course landscaping ponds, and is in turn carried to the Bay. Under high tide conditions, drainage to the bay is impossible, resulting in flooding at the intersection of Sixth Street and Pomona Avenue.
4. Orange Avenue from Fifth Street to Seventh Street - Since catch basin inlets are sized too small to allow storm runoff to effectively enter an inadequate subsurface pipe system, Northbound lanes on Orange Avenue tend to become flooded.
5. Alameda Boulevard at Fourth Street - Flooding or ponding occurs here because the gravity main on the West side of Alameda Avenue entering the North Island Naval Air Station is undersized. Upgrading this main should alleviate this problem.
6. State Scenic Highway 75 North of the Amphibious Base Recreational Marina - Here subsurface drains are not sized to accommodate rainfalls of more than two and one-half inches in a time period of one and one-half hours. Raising the surface elevations of the Southbound lanes and drainage culvert work in 1984 has lessened the problem.

Coronado also has problems with a high water table.* The average water table for the City is eight feet with some areas only having a two foot water table. During peak rainstorms the two-foot areas are subject to ground saturation and flooding. The outlined area on Figure 6 denotes the primary area of high ground water flooding in Coronado which is caused by the low elevation of the land. The "Data Document/Master Environmental Assessment" has a more detailed discussion of this issue. Presently there exists subsurface drains on the naval base to collect ground water. Collected water is pumped into a City drain line (depicted as dashed line on Figure 6). This system only contains the problem, not correct it. The City has design plans for a ground water interceptor with an extended pumping system and a new force main that would further reduce the problem.

Public Utilities

The following "Public Utilities Report" was prepared for the City of Coronado in late 1985 by Sunland Planning Systems (of Lemon Grove, California) as a portion of a Community Development Plan for the City. The "Introduction" section of this report is presented as the "Introduction" section of the "Data Document/Master Environmental Assessment". All graphics in the "Public Utilities Report" were done by Sunland Planning Systems. The page numbers and figure numbers have had to be renumbered in order to incorporate the report into this document.

*The term "Water Table" means:

"The upper limit of the zone in which the soil is fully saturated. The surface of the water table generally rises and falls with the contours of the land above it. In theory, the water table of an area is approximately the same as the water level of area wells.

Water table levels vary with the seasons, recede during periods of drought and may also be depleted by pumping wells. Water stores are replenished through seepage from surface bodies of water and infiltration of rain or melted snow into the ground."

Source: Schultz, Marilyn S. and Vivian L. Kasen, Encyclopedia of Community Planning and Environmental Management. Facts on File Publications. New York, New York. 1984.

Public Facilities/Water and Sewer

I. Water

Generally, when discussing municipal water systems, it is important to understand the basic components comprising such a system. Primary among these are:

- 1) water sources and supply;
- 2) quantity (as a function of demand in relation to price); and
- 3) collection and distribution systems.

Water treatment is not discussed since it is external to Coronado's infrastructure.

Water Sources and Supply

The primary sources of water are rivers, lakes, springs, and subsurface supplies.

Because streams and other sources of water seldom bear any relationship to municipal boundaries, water resource planning is a function best carried out at the metropolitan or regional level.

The City of Coronado's water is from an external supplier-- California American Water Company. The water originates from the Colorado River, is acquired and treated by the City of San Diego who then supplies it to Cal American for distribution.

Quantity

Demand for water is related directly to population and price, and is typically expressed as gallons per capita per day (gpcd). Per capita consumption (holding price constant) varies from the small predominantly residential suburb with a consumption of no more than 40 gpcd, to the large city with extensive industry that consumes up to about 150 gpcd. Demand averages also include commercial and industrial uses, and fire fighting and street cleaning requirements; the latter uses are likely to create the major demand and must be studied closely. Probable peak hour demands must also be examined. This amount is generally controlled by the peak domestic demand plus "fire flow"--the water used in fighting a major fire. Peak hourly rates may vary substantially and storage and distribution systems must be designed to handle such peak demands. California American Water Company officials did not have specific usage figures available for Coronado (gpcd, peak hours, etc.) at the time of this writing.

Collection and Distribution Systems

There are three types of collection and distribution systems: the gravity system, in which the source is at an elevation above the community sufficiently high that adequate pressure is directly available; the distributing reservoir system, whereby water is pumped to a reservoir whose elevation enables the water to flow by gravity through the main; and the direct pressure system, wherein water is pumped directly into the main.

The distribution system, which carries the water from the reservoirs or pumping stations to users, consists of a network of underground pipes following, in general, the street network. Since water is under pressure, water lines can be laid up hill and down, following topography as desired. The minimum size of pipes is usually set by fire protection requirements. This can and does change as a result of changes in residential density, commercialization, etc.

A good distribution system should provide an adequate quantity at adequate pressure. A well designed water system will keep to a minimum the number of dead-end pipe lines in order to assure proper circulation of water. Valves will be provided at strategic locations so that service will be interrupted in only a small area in the event of a breakdown.

Water mains that serve as trunk lines will vary in size depending upon the service area and the water demands of users (e.g., an area served by a high water-using industry versus a typical residential area); most residential areas are served by 6- or 8-inch mains.

Coronado Water Service System

Coronado's water service system is a direct pressure system which is supplied by two trunk lines. The first is a 16-inch line running up the Strand from Imperial Beach. The second is a 24-inch line running across the bottom of the Coronado, San Diego Bay from San Diego. Additionally, a second 24-inch line under the bay from San Diego supplies North Island with water,

which, in turn feeds two 16-inch mains serving the Navy. One of the 16-inch mains supplies the Naval Air Station at North Island while the other supplies the Navy Amphibious Base.

The two 24-inch trunk lines are inter-connected in order to supply one another in case of an emergency or other event (maintenance, repairs, etc.) which would cause one of the trunk lines to be out of service. (see figure 7).

Most of Coronado's mains are 6-inch diameter although a significant amount of old 4-inch lines still exist in various parts of the city, which are currently being phased out. Priorities for replacement of the old lines are established through a coordinated effort by the City of Coronado and California American Water Company. It is understood however, that changing demographic conditions have a direct bearing on infrastructure components such as water or sewer systems. Factors such as zoning, density, degree of commercialization, etc. all influence a water system's effectiveness and rate of component (old lines, hydrants, etc.) replacement to the end that a specific portion of a currently adequate system could become marginal if not upgraded in concert with ongoing growth. An example could be where a residential profile experiences a change over an extended period of time--increasing in density and evolving from low to medium or high density. Fire flows which were at one time adequate to deal with the original demand are no longer sufficient. This is exactly the case in Coronado since coincidentally, the existing 4-inch mains are predominately located in R-3 zoned portions of the City. As development of these areas progresses, not only do the

inadequacies of the mains become apparent, but also the number of fire hydrants needs to be increased. Often, the question of who should bear the cost for provision of the additional mains and hydrants becomes a controversial issue: should the developer, the water company or the City be required to pay? This will continue to be a potential problem until the City's water infrastructure becomes completely upgraded.

Otherwise, the City of Coronado's water system is in excellent condition with no major deficiencies. Additionally, the overall flow rates and pressure are sufficient to accommodate the future growth projections for the community.

CITY OF CORONADO
TRUNK LINES

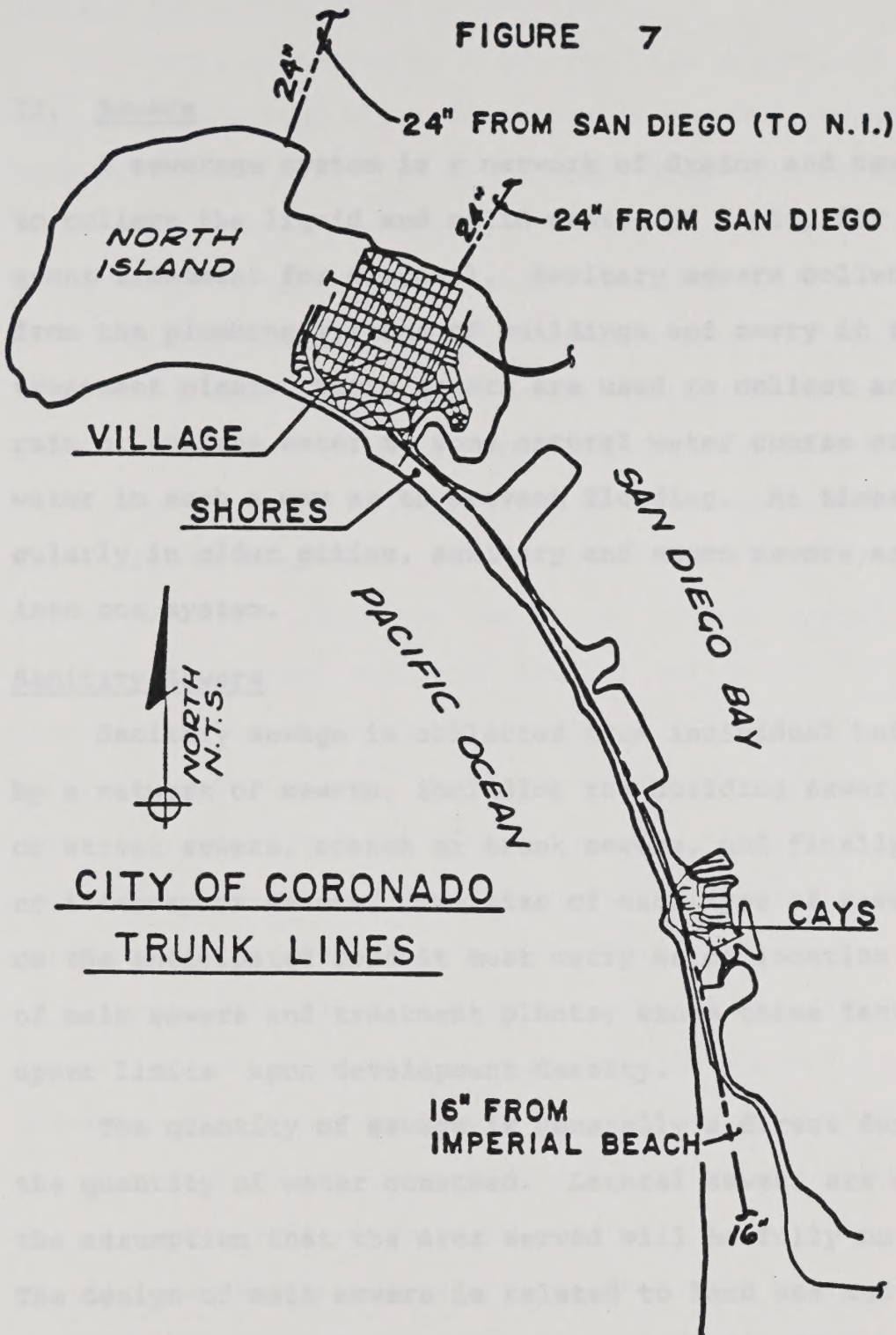
10' FROM
IMPERIAL BEACH

SUNLAND PLANNING SYSTEMS

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pump has been a very small pump. After the work has
been done at the time he required to pay. This will be done
to be a small pump and the City's water supply
is not completely finished.

However, the City is not a water pump in its
entirety with no major water supply. The
water is not a water pump and the City is not a water pump
for the water supply for the city.

FIGURE 7



SUNLAND PLANNING SYSTEMS



FIGURE 7

San Pedro Bay (San Diego Bay)

San Pedro Bay (San Diego Bay)

II. Sewers

A sewerage system is a network of drains and sewers used to collect the liquid and solid wastes of a city for subsequent treatment for disposal. Sanitary sewers collect sewage from the plumbing systems of buildings and carry it to a sewage treatment plant. Storm sewers are used to collect and carry rain or surface water to some natural water course or body of water in such a way as to prevent flooding. At times, particularly in older cities, sanitary and storm sewers are combined into one system.

Sanitary Sewers

Sanitary sewage is collected from individual buildings by a network of sewers, including the building sewer, lateral or street sewers, branch or trunk sewers, and finally, main or interceptor sewers. The size of each type of sewer depends on the anticipated load it must carry as do location and capacity of main sewers and treatment plants, since these factors place upper limits upon development density.

The quantity of sewage is generally a direct function of the quantity of water consumed. Lateral sewers are designed on the assumption that the area served will be fully built-up. The design of main sewers is related to land use and to population projections for the tributary area for 25 years or more. Per capita sewage flows per day vary widely from community to community, due to differences in population, population density, industrial development, the numbers of hotels and apartment buildings, the price of water, the size of residential lots

11. Energy

A simple system is a system of finite and countable mass
in which the liquid and solid matter is a single phase.
Such systems are simple. Usually, in the liquid phase
from the physical system of particles and energy is a simple
system. Such systems are used in many cases.
In the liquid phase, the energy is a simple system. In the
solid phase, the energy is a simple system. In the
gas phase, the energy is a simple system. In the
plasma phase, the energy is a simple system.

12. Energy

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and the per capita water consumption.

Sewage is collected by a gravity flow system, in contrast to pressurized water distribution systems. Sewers must be so laid out as to flow continually down hill so that the lines will flow to the end of the system. In flat cities pumping may be necessary at some points, or when the crest of a drainage basin is crossed. Sewers must ultimately discharge at a plant, or plants, whose purpose is to render the sewage innocuous. Infiltration of sewage waste water can be a serious problem in communities which have the combination of old or disrepaired sewer and/or water lines near or adjacent to one another. (Infiltration is the process whereby liquid waste water escapes from its carrying medium and infiltrates into the ground surrounding the sewer line. Often, water lines are located nearby, and the waste water can infiltrate into the water line through loose joints, cracks, etc., thereby contaminating the water supply.). There is no indication that such infiltration is occurring in Coronado.

Sewage problems vary with the size of the city, but increase in complexity much faster than the size of the city. Questions and issues that must be resolved might include:

1. What is the present type of system and should it be continued or changed?
2. In presently developed areas of the city will population increases in number or density require additional sewer capacity?

3. How does local topography affect sanitary sewer construction?
4. How thoroughly is the present sewage treated?
5. Are there any special industrial waste problems?
6. How do sewers relate to the other utilities in the public streets?
7. Is infiltration a problem?-- Infiltration in this case would be where, due to a high water table, groundwater can infiltrate into the sewer lines hence increase their total flowage and volume to be treated.

The City of Coronado's sanitary sewer system is a combination gravity and force-main (pumped) system. A series of sewage pump stations are strategically located in order to enable the sewage to flow to the outlet. The City's sewage is collected at the main outfall at the foot of B Avenue then is pumped across the San Diego Bay to the City of San Diego where it is treated and, ultimately released. (see Figure 8).

As with the water system, Coronado's sanitary sewer system is in good overall condition, and of adequate capacity to serve the projected population and development growth anticipated over the next several years. Only a few areas of the system need minor repairs. Otherwise the entire system should serve for at least the next 40 years based upon current information. The areas in need of repair have already been identified by the City and are programmed for completion. Therefore, no improvements are recommended for the City of Coronado sewer system beyond those presently programmed by the City.

3. The flow level topography which analysis shows top-

ography

4. The drainage is the present system generally

5. The drain has several tributaries which are

6. The drain system is the same as the one which is

Public works

7. The drainage is the same as the one which is

8. The drainage is the same as the one which is

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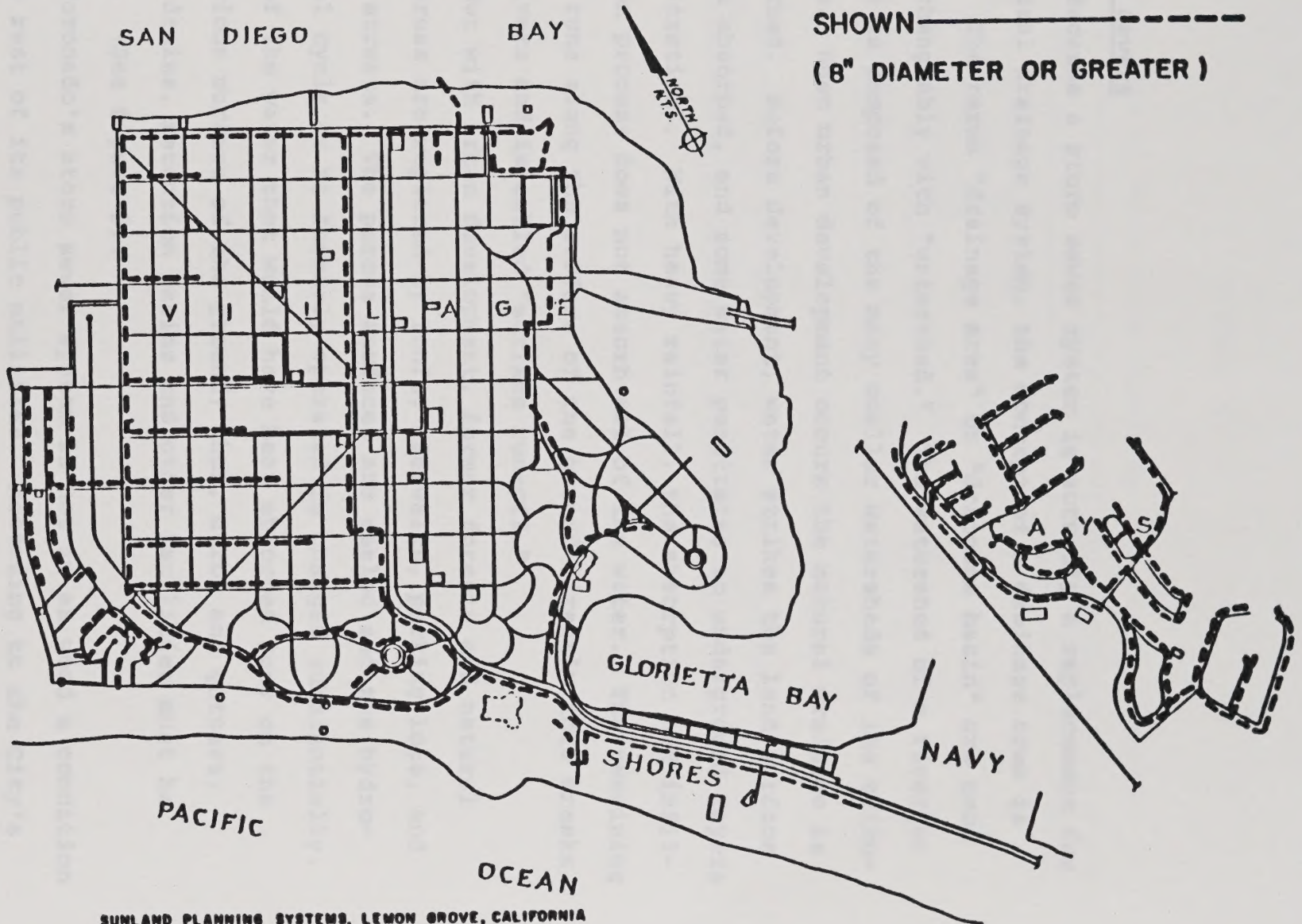
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CORONADO

SANITARY SEWER SYSTEM

NORTH ISLAND

11-A33



NOTES FROM VISITOR

CONCORD

(1. DIRECTION OF WIND)
DIRECTION



DATE: 1951

11-11

Storm Sewers

Because a storm sewer system is actually a replacement for a natural drainage system, the concept of a drainage area is used. The terms "drainage area" or "drainage basin" are used interchangeably with "watershed." The watershed of a river or stream is composed of the many smaller watersheds of its tributaries. When urban development occurs the natural drainage is disturbed. Before development, water strikes the land surface and is absorbed, and some water penetrates to underground layers (infiltration). With heavy rainfall, the absorption and infiltration process does not absorb all of the water. The remaining water runs along the surface of the ground directly into creeks and rivers and is called "surface run-off."

But with urban development, former forests and natural open areas are replaced by roofs, sidewalks, parking lots, and paved streets. The porous surfaces are sealed and the hydrological cycle as it formerly operated is changed substantially. Much of the water that would have been absorbed runs on the impervious surface of the ground; thus, curbs and gutters, storm drains, retention basins and other facilities must be built. (See figure 9).

Coronado's storm sewer system is not in as good a condition as the rest of its public utilities. According to the City's Storm Drain Master Plan, prepared by Berryman & Stephenson, Inc., on September, 1980 it states "Portions of the existing facilities

FIGURE 9

Per Cent of Storm Water Runoff by Types of Development*

Character of area	Average Slope			
	Up to 1%	1 to 3%	3 to 5%	Over 5%
Business or commercial area (90% or more impervious)	95	96	97	97
Densely developed area (80 to 90% impervious)	85	88	91	95
Closely built residential area.	75	77	80	84
Underdeveloped area.	68	70	72	75
Average residential	65	67	69	72

Source: Prepared by the San Antonio, Texas, Department of Public Works; International City Managers' Association, Planning and Financing Storm Sewers, Management Information Service Report No. 171

Net Cost of Steam Electric Plants by Type of Development

Character of area	Average cost			
	1950-54	1955-59	1960-64	1965-69
Unimproved or undeveloped area	100	100	100	100
1950 or more (unimproved) - - - -	100	100	100	100
Unimproved or undeveloped area	100	100	100	100
1950 or more (unimproved) - - - -	100	100	100	100
Unimproved or undeveloped area	100	100	100	100
1950 or more (unimproved) - - - -	100	100	100	100
Unimproved or undeveloped area	100	100	100	100
1950 or more (unimproved) - - - -	100	100	100	100

Source: Prepared by the San Antonio, Texas, Department of Public Utility Administration, City Engineer, Planning and Development Department, San Antonio, Texas, 1969.

(storm sewers) are incapable of providing adequate drainage for runoff produced by rainstorms of nominal duration or intensity approaching the design storm frequency." Further, the Master Plan estimated that it would cost over nine million dollars to design and install an adequate storm drain system.

Berryman and Stephenson identified the following facilities as having major drainage deficiencies:

1. Eighth Street and Balboa Avenue Pump Station.
2. Acacia Way and Coronado Avenue Pump Station.
3. Pine Street Storm Drain
4. G Avenue Storm Drain
5. Isabella Avenue Storm Drain
6. Orange Avenue Storm Drain
7. Churchill Place Storm Drain
8. Pomona Avenue Storm Drain
9. Bay Circle Storm Drain.
10. Visalia Row Storm Drain
11. Sixth Street Storm Drain
12. A Avenue Storm Drain
13. First Street Storm Drain
14. McCain Boulevard Storm Drain

Methods needed to address the above are discussed in the report. Additionally, the report lists eight additional facilities in need of a certain degree of upgrade. The Plan has been adopted by the City of Coronado. (See figure 19.

It is noted that the majority of the existing water supply for the city is derived from the reservoir at the head of the river. The water is pumped to the city by means of a pump station. The water is then distributed to the city by means of a network of pipes. The water is then used for various purposes, including drinking water, irrigation, and industrial use.

The following table shows the estimated water requirements for the city for the year 1960. The table is based on the data provided in the report.

1. Domestic use	100,000,000
2. Industrial use	200,000,000
3. Agricultural use	300,000,000
4. Public use	150,000,000
5. Commercial use	100,000,000
6. Municipal use	50,000,000
7. Other use	50,000,000
8. Total	1,000,000,000

It is noted that the water requirements for the city are estimated to be 1,000,000,000 gallons per year. The water is currently supplied by the reservoir at the head of the river. The water is pumped to the city by means of a pump station. The water is then distributed to the city by means of a network of pipes. The water is then used for various purposes, including drinking water, irrigation, and industrial use.

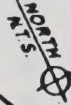
CORONADO

STORM SEWERS

SHOWN ——— ———

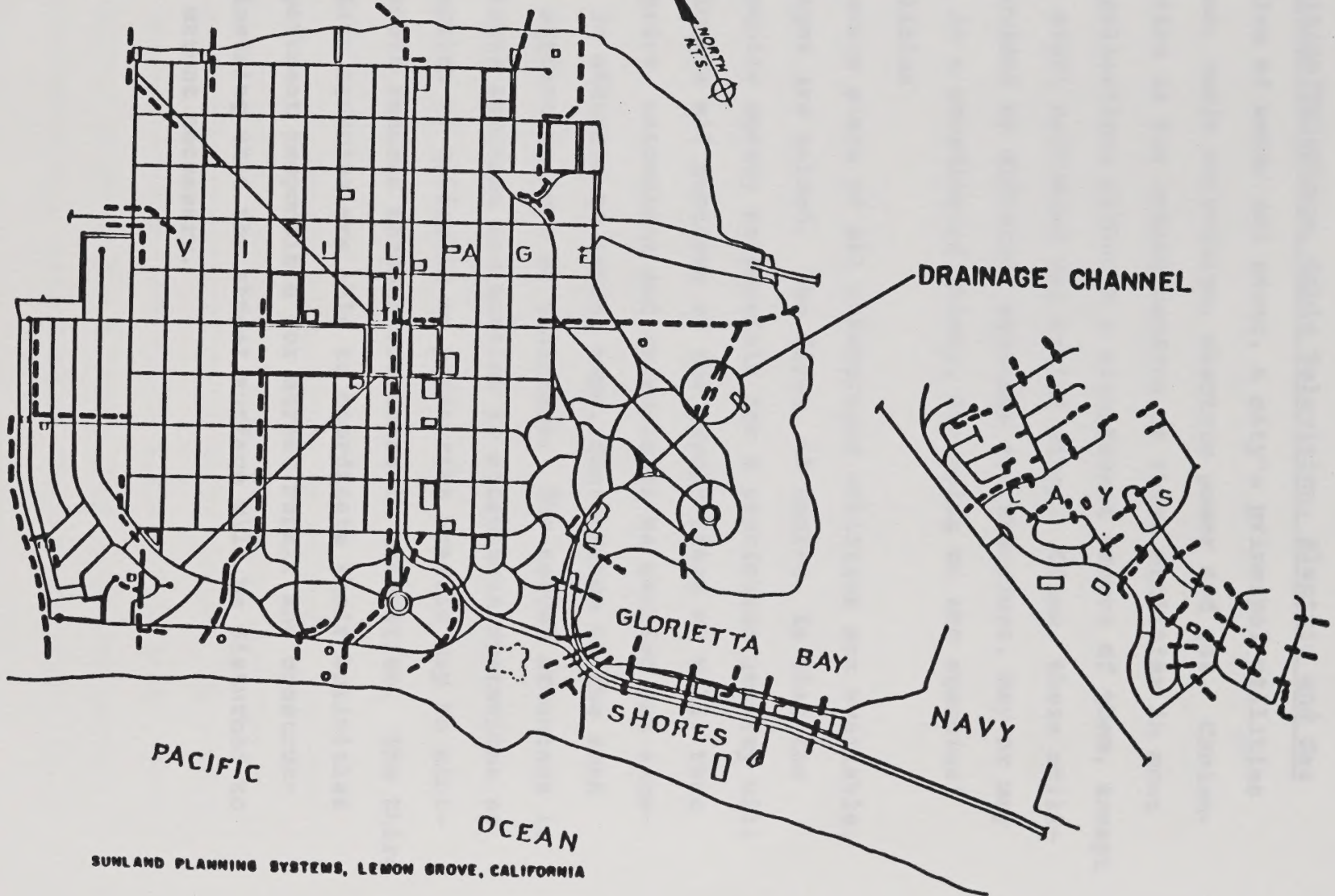
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BAY



ISLAND NORTH

11-A37



Public Utilities/Telephone, Cable Television, Electric and Gas

Exclusive of water and sewer, a city's principal utilities are telephone, cable television, electric power and gas. Contemporary practice is for undergrounding of these utilities in most new urban applications although a significant amount of them, except for gas, is still delivered via aerial wires. Often, these utilities are provided by different agencies and therefore, may or may not operate in a coordinated manner, depending on the agencies' internal policies.

If accurate plans of all underground utilities are available, many advantages are gained. The first, of course, is that the private or public agency responsible for a particular utility will be able to locate all sections of the supply lines at will, thus enabling repairs, extensions and renewals to be carried out expeditiously. In addition to saving time, disturbance of the road or sidewalk surface is kept to a minimum. The second advantage is that the various agencies are enabled to coordinate operations so that interruption of vehicular or pedestrian traffic may be minimized, and costs reduced through economies in excavation. The third is that utility agencies are able to coordinate their activities with the department responsible for street repair and construction, thus insuring that the street surface will be disturbed to the minimum extent necessary.

III. Telephone

Pacific Bell supplies telephone service to the City of Coronado. Currently, approximately 81% of the telephone service to Coronado is transmitted via aerial lines, which are usually located in alleys between north and south running streets. Pacific Bell's Wire Center, which is located at Eighth Street and Orange Avenue, provides automated switching thereby taking the place of the typical operator-assisted center.

Pacific Bell's policy of programming new facilities in conjunction with new development as occurs, precludes the buildup of major deficiencies within its system. Additionally, telephone undergrounding is primarily performed based upon San Diego Gas & Electric's facilities undergrounding programming, thereby eliminating duplicate trenching in the city streets.

Overall, according to Pacific Bell representatives, the telephone utility system in the City of Coronado's is in very good shape and can be expanded to accommodate projected development growth throughout the community.

IV. Cable Television

American Cable Company with offices in Coronado, provides cable television service to the City of Coronado via a combined system of underground cables and aerial lines. According to company representatives, the entire system is in good repair and of a capacity to serve the existing plus projected population of the community. According to company officials, as of

April, 1985, the system has been upgraded. New amplifiers have been installed and channel capacity has been increased.

American Cable programs its trenching in conjunction with Pacific Bell and San Diego Gas & Electric Company based upon the "Underground District" policy as defined by the utilities and City of Coronado. Therefore, economies of scale are realized and duplicate trenching is minimized.

V. Electric

San Diego Gas & Electric Company provides electric service to the City of Coronado. Presently, Coronado is served electrically from the 84 Mw Coronado Substation located at First Street and D Avenue. The circuits from the substation serve everything on the island and all the way down the Strand to the Naval Radio Station.

A proposed 50 Mw generator for North Island, coupled with existing 50 Mw of gas turbine generated capacity will result in S.D.G. & E.'s having excess capacity on the island beyond what already exists. Excess capacity exists due to the military profile on North Island.

A proposed project to upgrade the distribution system serving the Naval Amphibious Base and the Coronado Shores exists. If the proposal is approved and completed, by late 1986 as planned, it will greatly increase the reliability at the north end of the Strand.

Otherwise, San Diego Gas & Electric's electric system for the City of Coronado is adequate to support existing population as well as increases in population and commercial growth

Revised 4/8/86

throughout the community. No major deficiencies exist in the system.

VI. Gas

San Diego Gas & Electric Company provides gas service to the City of Coronado. According to S.D.G. & E. representatives, there are no major deficiencies in the gas delivery system to Coronado.

Also, it is felt that existing populations as well as future growth in population and commercialization can be adequately served with the existing system. No major changes are projected for Coronado's gas utility system.

Conclusion

The four public utilities discussed above, telephone, cable television, electric and gas, all appear to be operated in an efficient, effective manner and as such, provision of these services should remain as it currently exists.

throughout the country. The major difficulties arise in the
system.

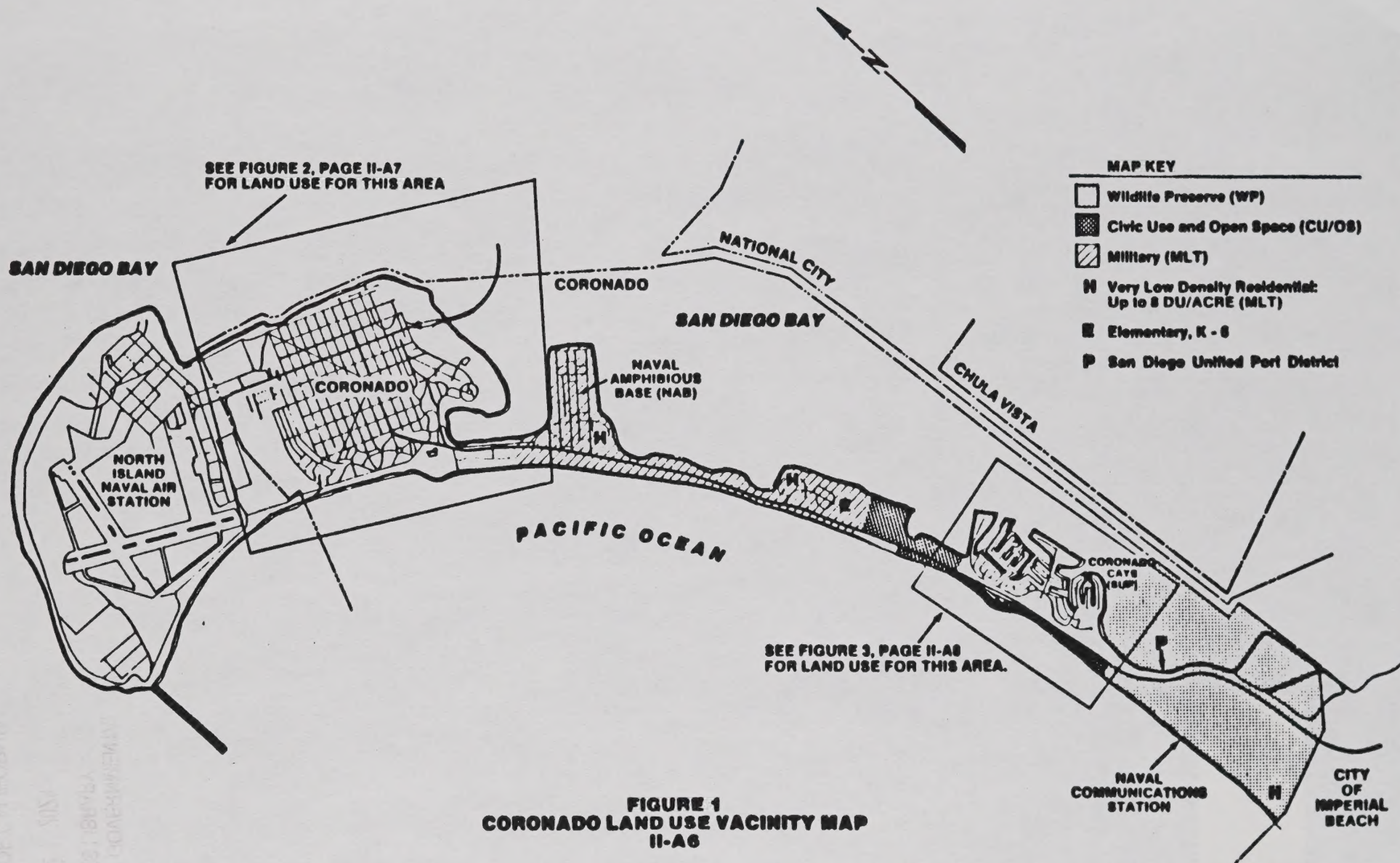
VI. The

The State has a limited capacity to provide for
the City of London. According to the City of London,
there are no major difficulties in the gas delivery system in
London.

Also, as far as the gas delivery system is concerned, it is
found that the system is not adequate to meet the requirements
of the City of London. The major changes are proposed
in the following system.

VII. The

The first major difficulty arises in the gas delivery system,
which is not adequate to meet the requirements of the City of
London. The major changes are proposed in the following system.
The first major difficulty arises in the gas delivery system,
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